



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 3, 2013

REQUEST: City Council Bill #14-0334/Sale of Property – Descriptive Lot, Block 6840, Lot 001

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as Descriptive Lot, Block 6840, Lot 001 and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Alexandra Hoffman

COMPREHENSIVE PLANNER: Jill Lemke

PETITIONER: City Council President - Administration

OWNER(S): Mayor and City Council

SITE AREA

Site Conditions: The Subject Property is a descriptive lot known as Block 6840 Lot 001. It is a vacant lot located on the east side of Ponca Street, 458 feet south of Boston Street. The lot is approximately 70 feet by 146 feet 10 inches. The land is zoned M-3 and is located within the Canton Industrial Urban Renewal Plan.

General Conditions: The Subject Property is located in the Canton Industrial Area just west of the access ramp to I-95.

HISTORY

The Subject Property is a portion of the former right-of-way of Cardiff Avenue that was closed by City Council Ordinance #168 in 1955 as part of the construction of the Baltimore Harbor Tunnel (I-895).

CONFORMITY TO PLANS

Comprehensive Master Plan: This City Council Bill is compatible with the Comprehensive Master Plan for Baltimore City, specifically LIVE; Goal 1: Build Human and Social Capital by Strengthening Neighborhoods; Objective 2: Strategically Redevelop Vacant Properties throughout the City.

ANALYSIS

City Council Bill #14-0334 would authorize the sale of a descriptive lot known as Block 6840 Lot 001. The property was a portion of the former right-of-way of Cardiff Avenue that was closed by City Council Ordinance #168 in 1955 as part of the construction of the Baltimore Harbor Tunnel (I-895). This sales ordinance will allow the disposition of the Subject Property, which is not needed for public purposes, is in support of the Comprehensive Master Plan for Baltimore City, and can be sold.

The purchaser bought the adjacent property, 4901 Boston Street, from the City in September, 2013. The Planning Commission recommended approval of City Council Bill #02-0700 which authorized the sale of the adjacent property on May 2, 2002. The purchaser plans to consolidate the parcels and develop them as a gasoline service station. The Canton Industrial Urban Renewal Plan does not further restrict this use, but the Subject Property is subject to the Boston Street Corridor Controls in Appendix A of the Plan.

Community Notification: The Maryland Port Administration and the Baltimore Industrial Group have been notified of the requested action.



Thomas J. Stosur
Director